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Legal Action Report Design Review Board (DRB)

Members of the Design Review Board (DRB) held a meeting, which was open to the public on:

Date and Time: Friday, June 21, 2019, 7:30 a.m.

**Location: Public Works Building, 3rd Floor Conference Room
201 North Stone Avenue, Tucson, Arizona**

AGENDA

1. Call to Order / Roll Call - 7:34 AM

| | |
|-------------------------|---------|
| Mike Anglin (Chair) | Present |
| Savannah McDonald | Present |
| Nathan Kappler | Present |
| Shawn Protz (alternate) | Present |
| Chris Stebe | Recused |

A quorum was established

2. Election of Vice Chair Action Taken

Since the last DRB Meeting of February 15, 2019, Vice Chair Marhefka has resigned and accepted a position in the City of Tucson's Transportation Department. Therefore the DRB Vice Chair position is vacant. Motion made by Chair Anglin to nominate Savannah McDonald as Vice Chair; motion is seconded by Nathan Kappler. Motion passed unanimously.

3. Review and Approval of the 2/15/2019 LAR and Meeting Minutes Action Taken

Motion made to approve by Vice Chair McDonald, seconded by Chair Anglin. Motion passed unanimously.

4. Call to the Audience

No speakers

5. Case#DRB-19-09, 117 North Ave Bar, 117 North 6th Ave, OCR-2 Zoning (T19SA00228) Action Taken

Koren Manning, PDSD staff, presented a brief overview of the proposed project, Andrew Venne of VVC Design presented on behalf of the applicant. The applicant is requesting to modify the east façade of a non-contributing structure with a new door and alterations to the windows. The site is located within the Rio Nuevo Area (RNA) of the Infill Incentive District.

The DRB discussed the project and found that it generally meets the design standards of the Rio Nuevo Area. Chair Anglin asked for a shade study and for more detail regarding the colors that would be used on the façade. A motion to continue the item to the next meeting and request that the applicant provide these two items was made by Mr. Kappler, seconded by Vice Chair McDonald. Motion passes unanimously.

6. Case #DRB-19-10, El Rio Solar Canopies, 6950 E. Golf Links Rd., C-1, C-2, & O-3 Zoning, - Action Taken
(T19SA00240, C10-19-12 and DP18-0016)

Mark Castro, PDSD staff, presented a brief overview of the proposed project. Chris Stebe with Norris Design presented the project on behalf of the applicant. (Mr. Stebe is a DRB Member and is recused from this meeting.) The applicant has requested a Board of Adjustment Variance of landscaping standards in order to support the addition of overhead solar canopies in the parking area as part of the expansion of the El Rio Community Center. The applicant is proposing to waive the requirement to provide one tree per 33 feet of frontage along the western property border. Water and electric easements on the site, as well as a pedestrian easement on the east side of the property, constrained the area available for the installation of the solar canopies. The chosen locations optimize solar access. The applicant proposes to restore the understory and ground cover along the western landscape border. This will have the effect of screening headlights from the parking lot. The ground cover will meet the 30" requirement.

The Board discussed that an option for mitigating the waiver of tree planting requirements on western border is to add additional trees on the Golf Links border to the extent possible as it appears that this frontage lacks some landscaping that may be required by code.

Robin Shambach, of BWS Architects, and the architect working on the project, clarified that El Rio was previously a tenant on the site and recently purchased the property. Therefore many of the site conditions pre-date their ownership.

A motion to recommend approval with the condition that the landscape buffer along Golf Links be brought back to the meet minimum landscape requirement of UDC Development Standards, was made by Mr. Protz, and seconded by Chair Anglin. The motion passed unanimously.

7. 2019 Design Review Board Bylaws Action Taken

Staff provided summary of the changes to the Rules of Procedure and noted these rules have not been updated since 2006. These Rules of Procedure were updated to reference the Unified Development Code rather than the Land Use Code (LUC) and to reference new areas of purview such as Neighborhood Preservation Zone appeals and the Grant Road Urban Overlay District. Russlyn Wells, Zoning Administrator, pointed out that there are still a few references to the LUC that need to be updated.

Motion made by Vice Chair McDonald, seconded by Chair Anglin to accept the Rules of Procedures as updated, and authorizing staff to make further revisions to reference the correct code. Motion passes unanimously.

8. Meeting Adjourned at 8:54 AM.

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6-21-19 DRB LAR –Notice to Clerk